

DRAFT
MINUTES OF THE MARINE ADVISORY BOARD
100 NORTH ANDREWS AVENUE
8TH FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FLORIDA
THURSDAY, DECEMBER 4, 2014 – 6:00 P.M.

<u>Board Members</u>	Attendance	Cumulative Attendance May 2014 - April 2015	
		<u>Present</u>	<u>Absent</u>
Barry Flanigan, Chair	P	5	0
James Harrison, Vice Chair	P	4	1
F. St. George Guardabassi	A	5	0
Norbert McLaughlin	P	5	0
Jim Welch	A	5	0
Robert Dean	P	4	1
John Holmes (arr. 6:07)	P	4	1
Bob Ross	A	4	1
Joe Cain	P	3	2
Herb Rassing	P	5	0
Frank Herhold (dep. 7:00)	P	5	0
Zane Brisson (dep. 7:10)	P	5	0
Erik Johnson	A	4	1
Jack Newton	A	4	1
Jimi Batchelor	P	3	2

As of this date, there are 15 appointed members to the Board, which means 8 would constitute a quorum.

It was noted that a quorum was present for the meeting.

Staff

Andrew Cuba, Manager of Marine Facilities
Matt Domke, Downtown Facilities Dockmaster
Officer Chris Clemons, Marine Police Staff
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communication to the City Commission

None.

I. Call to Order / Roll Call

Chair Flanigan called the meeting to order at 6:02 p.m. and roll was called.

II. Approval of Minutes – November 6, 2014

Motion made by Mr. Herhold, seconded by Mr. Cain, to approve. In a voice vote, the **motion** passed unanimously.

III. Statement of Quorum

It was noted that a quorum was present.

IV. Waterway Crime & Boating Safety Report

Officer Chris Clemons of the Marine Unit reported that in the month of November there were four boating accidents, seven reports, nine tickets, 76 safety checks conducted, and 76 warnings issued. No boat burglaries or larcenies were reported. He concluded that the Marine Unit is preparing for the upcoming Winterfest Boat Parade.

Mr. Holmes arrived at 6:07 p.m.

V. Update – Riverwalk Extension

Chair Flanigan advised that this was a continuation of the previous month's discussion, which focused on a 14 ft. extension into the waterway at the Riverwalk. Tyler Chappell, representing the Downtown Development Authority (DDA), gave an overview of this pedestrian streetscape improvement project, noting that its footprint has been significantly reduced in width and alignment in order to provide sufficient room for staging, access, and navigation of vessels between the two seawalls. The dock will provide neither vessel access nor mooring.

Mr. Chappell showed aerial photos of the existing seawall, stating that the area in which the dock will be located is not usable due to rocks, mangroves, and overhanging trees. He added that the nearby Stranahan House does not want the dock to structurally tie into their seawall. Glenn Bryant, representing BK Marine Construction, noted that the original intent was for the public walkway to abut the Stranahan House property.

Mr. Chappell continued that the project will be required to mitigate for mangroves. Mr. Bryant added that the dock does not create any issues that do not already exist in a shallow area of the waterway. Dredging the channel could be funded up to 50% by the Florida Inland Navigational District (FIND).

With regard to seawall height, Mr. Chappell recalled that in a previous presentation to the Board, he had discussed a possible 2 ft. sea level rise by the year 2060. The anticipated life of a seawall is 30-40 years. He concluded that if the seawall height was raised in 2014, it would still be below the expected rise in sea level by the year 2044. Mr. Chappell noted that some cities are planning to raise their seawall heights to 6.5 ft.

Mr. Herhold noted that there are no turning basins to the east of the FEC railway bridge except for the subject waterway, and suggested that the size of this basin could be increased. Mr. Chappell replied that the proposed structure would be beneficial to boaters when implemented, as it would provide them with something other than rocks or partially submerged seawall for staging in the event of an emergency. No pilings are planned near the dock.

The Board thanked Mr. Chappell and Mr. Bryant for their presentation.

VI. Proposed MAB Date Change – January 1st to January 9th (8th Floor) or January 7th (1st Floor)

Mr. Cuba explained that next month's regular meeting date would need to be changed, as it would fall on January 1, 2015. After discussion of alternate dates, the Board determined that their January meeting would be held on Wednesday, January 7 in a meeting room on the first floor. Mr. Cuba advised that he would send the members an email reminder of this date.

VII. Reports

- **Commission Agenda Items**

None.

VIII. Old / New Business

Chair Flanigan referred to a document the members had received, "New River Bridge Comments" by Dana Goward, a retired member of the U.S. Coast Guard. He recalled that some of Mr. Goward's comments were discussed at the November meeting. The document was also provided to the Marine Industries Association of South Florida (MIASF). The Chair noted that Citizens Against Railway Expansion (CARE) had commissioned Mr. Goward's document. He reviewed some of the report's statements, including the assertion that the bridge does not meet the reasonable needs of navigation as outlined by the Coast Guard.

The Board members discussed the Las Olas Marina redevelopment project, including what the City's reasons might be for not proceeding with the project. The issue regarding perceived permitting timeline was discussed at the last Commission meeting. Mr. Chappell advised that the permit process moves very slowly, particularly when the Army Corps of Engineers and the National Marine Fisheries Service must review applications. The presence of seagrass in the existing marina could also trigger a more lengthy review. Mr. Chappell, in response to discussion regarding timeline scenario for environmental permitting at potential Las Olas Marina redevelopment site, indicated that the permitting process should take no more than two years, and that the excavation of the parking lot would facilitate a quicker permitting process.

In addition, concerns were expressed regarding discrepancies between the \$29 million dollar estimate discussed at the Commission meeting and the previously submitted Bellingham \$17 to \$21 million proposal. Additional discussion ensued regarding potential private funding sources versus previously submitted traditional bonding.

Mr. Herhold left the meeting at 7 p.m.

Mr. Chappell continued that seagrass can present a problem with regard to its mitigation, as it can be difficult to find locations where mitigation can occur. Once a location is identified, modifications may also be made to the site to ensure the success of the mitigation, and the site will need to be monitored. It was noted that removing existing fill from the site, which had originally been used to create the parking lot, would probably be the least likely work to trigger any regulatory oversight.

Mr. Brisson left the meeting at 7:10 p.m.

The Board discussed the need for an RFP from the City based upon an accurate proposal and a marina without the addition of a hotel or other large-scale amenities. Mr. Dean observed that the current proposal appears to substantiate everything the Board has encouraged for the past two years, showing that the City could realize a 41% return on investment in the marina redevelopment. He pointed out, however, that the current proposal also calls for \$20 million from the Beach CRA, along with an additional \$19 million for a parking garage.

Chair Flanigan encouraged the Board members to address this issue with their respective City Commissioners if they have the opportunity, either in person or via email. Mr. Rassing suggested that each member make an appointment with their Commissioner to discuss the Las Olas project, including how much revenue it could generate, and share these responses at the next Board meeting.

Mr. Rassing proposed issuing a formal invitation to the City Manager to attend the next Board meeting. It was decided that this invitation would be made the following month in case additional information becomes available by that time.

Vice Chair Harrison clarified that while Show Management is the operator of the Fort Lauderdale International Boat Show, the MIAF is its owner. He pointed out that the citizens and marine industry workers in Fort Lauderdale benefit from the Boat Show, and that the marine industry generates over \$8.9 billion in annual revenue. He asserted that it was frustrating for this industry to be overlooked by the City. It was also suggested that the City Commissioners may need to put more pressure on City Staff to supply them with information from the City's advisory boards and committees.

Mr. Rassing noted that Mr. Herhold had recently submitted a letter to the editor on the topic of how automobile traffic would be affected by the All Aboard Florida project. He

added that the publication *Soundings* is seeking photographs of boat congestion on the New River during rush hour to accompany an upcoming article.

IX. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:45 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]

ITEM V

MEMORANDUM MF NO. 14-17

DATE: December 17, 2014

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Manager of Marine Facilities

RE: January 7, 2015 MAB – Application - Dock Waiver of Distance Limitations – 505 Idlewyld, LLC/Joseph F. Fallon, 505 Idlewyld Drive

Attached for your review is an application from Joseph F. Fallon, 505 Idlewyld Drive (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

At the June 3, 2014 City Commission meeting, the applicant was granted a waiver to construct a 65' long by 8' wide floating concrete dock, access walkway/ramp, boatlift, and 2 mooring pilings extending a maximum of 68.5' from the property line into the New River Sound. Subsequently, due to Broward County and US Army Corps of Engineers requests, the Applicant has been asked to relocate the Boat Lift from a distance of 27'4" to 36'5" from the property line as shown in the revised survey in **Exhibit 1** and summarized in Table 1:

TABLE 1

STRUCTURES REQUIRING WAIVER	MAXIMUM SURVEYED DISTANCE OF STRUCTURES	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
Boat Lift	36'5"	25'	11'5"

The City's Unified Land and Development Regulations (UDLR), Sections 47-19.3.C limits the maximum distance of the boat lift at this location to 25'. Section 47.19.3.E authorizes the City Commission to waive that limitation based on a finding of extraordinary circumstances.

The applicant's narrative summary indicates shallow water depths insufficient for dockage purposes and sea grass avoidance necessitate mooring structures extending beyond Code.

PROPERTY LOCATION AND ZONING

The property is located within the Idlewyld Isles RS-8 Residential Low Density Zoning District. It is situated on the western shore of the Intracoastal Waterway where the overall width of the New River Sound is identified as approximately +/-420'.

WATERWAY DEPTH AND TIDAL CONDITIONS

The Idlewyld Drive waterfront has a history of dock waivers due to shallow water depths and extensive silting, as illustrated in Table 2.

DOCK PLAN AND BOATING SAFETY

Marine Facilities' records reflect that there have been sixteen (16) waivers of docking distance limitations approved by the City Commission since 1986 with the most recent at 721 Idlewyld approved by the City Commission at their meeting of February 4, 2014. A comparison of these follows:

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
1986	801 Idlewyld Drive	54.00'
1994	407 Idlewyld Drive	63.75'
1995	517 Idlewyld Drive	42.00'
2000	629 Idlewyld Drive	50.70'
2001	606 Idlewyld Drive	55.80'
2005	413 Idlewyld Drive	81.45'
2007	649 Idlewyld Drive	45.00'
2007	375 Idlewyld Drive	68.00'
2008	674 Idlewyld Drive	58.00'
2008	637 Idlewyld Drive	58.00'
2009	709 Idlewyld Drive	53.20'
2011	815 Idlewyld Drive	42.70'
2011	417 Idlewyld Drive	78.00'
2013	801 Idlewyld Drive	38.10'
2014	721 Idlewyld Drive	61.50'
2014	505 Idlewyld Drive	68.50'

RECOMMENDATIONS

Should the Marine Advisory Board consider approval of the application, the resolution under consideration for approval by the City Commission should include at least the following as prescribed in the ULDR and City Code of Ordinances:

1. The applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and permitting requirements including the Broward County Environmental Protection and Growth Management Department and the U.S. Army Corps of Engineers.
2. As a general condition of approval and in order to review for final consistency with construction of facilities in accord with this application and City building permits the applicant is required to provide the City's Supervisor of Marine Facilities with copies of "As Built" drawings from a certified and licensed contractor, and verification of receipt of all applicable Federal and State permits.
3. The applicant is required to install and affix reflector tape to the boatlift pilings in accord with Section 47.19.3.E of the Unified Land and Development Regulations (ULDR).

AC
Attachment

cc: Carl Williams, Deputy Director of Parks and Recreation
Jonathan Luscomb, Supervisor of Marine Facilities

APPLICANT

505 Idlewyld, LLC

(Joseph and Susan Fallon)

505 Idlewyld,

Fort Lauderdale, Florida

TABLE OF CONTENTS

1. Application with fee payment
2. Zoning Aerial map
3. Proof of ownership
4. Narrative summary
5. Original Marina Board action
6. City Commission Approval Resolution no 14-88
7. Dock/boatlift photos
8. Original City approved dock plans
9. Original boat lift location plan
10. Proposed boat lift location plan

EXHIBIT 1

**CITY OF FORT LAUDERDALE
MARINE FACILITIES
APPLICATION FOR WATERWAY PERMITS, WAIVERS AND LICENSES**

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, licenses, permits and approvals involving municipal docking facilities or private uses in the waterways as regulated by Section 8 of the City Code of Ordinances or Section 47-19.3 of the City's Urban Land Development Regulations, shall be preceded by the execution and filing of the following application form available at the Office of the Supervisor of Marine Facilities. The completed application must be presented with the applicable processing fee paid before the agreement is prepared or the application processed for formal consideration (see City of Fort Lauderdale Code Section 2-157). If legal publication is necessary, the applicant agrees to pay the cost of such publication in addition to the application fee.

APPLICATION FORM
(Must be in Typewritten Form Only)

1. **LEGAL NAME OF APPLICANT** - (If corporation, name and titles of officers as well as exact name of corporation. If individuals doing business under a fictitious name, correct names of individuals, not fictitious names, must be used. If individuals owning the property as a private residence, the name of each individual as listed on the recorded warranty deed):

NAME: Joseph F. Fallon

TELEPHONE NO: 617 484 1436 617 737 4100 FAX NO. 617 737 4101
(home) (business)

2. **APPLICANT'S ADDRESS** (if different than the site address):
Same

3. **TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST:**
Request for approval to extend dock - "Waiver of limitations of section 47-19.3.C

4. **SITE ADDRESS:** 505 Idlewyld **ZONING:** RS 8

LEGAL DESCRIPTION:

Plot 1&2, less the West 75' thereof, Block 3 of Idlewyld, according to the plat
Thereof as recorded in plat book 1 at page 19, of the public records of Broward County Florida

5. **EXHIBITS** (In addition to proof of ownership, list all exhibits provided in support of the applications).
See attached table of Contents.

Applicant's Signature [Signature]

12-17-14
3-22-2014

Date

The sum of \$ 300.00 was paid by the above-named applicant on the _____ of
_____, 2014 Received by: _____

City of Fort Lauderdale

=====For Official City Use Only=====

Marine Advisory Board Action

Formal Action taken on _____

Commission Action

Formal Action taken on _____

Recommendation _____

Action _____



This instrument prepared by:
Record and Return to:
James D. Camp III
Camp & Camp, P.A.
111 S.E. 17th Street
Fort Lauderdale, Florida 33316

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 31st day of July, 2012, A.D., between Joseph F. Fallon, a single man, whose post office address is One Marina Park Drive, Boston, MA 02210, Grantor, and 505 Idlewyld, LLC, a Florida Limited Liability Company, whose post office address is 505 Idlewyld Drive, Fort Lauderdale, FL 33301, Grantee.

(Whoever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trust and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO DOLLARS (\$10.00) and other good and valuable consideration, to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in the County of Broward State of Florida, to wit:

PROPERTY ADDRESS: 505 Idlewyld Drive, Fort Lauderdale, FL 33301

LEGAL DESCRIPTION: Lots 1 and 2, less the West 75 feet, Block 3, IDLEWYLD, according to the Plat thereof, as recorded in Plat Book 1, Page 19, of the Public Records of Broward County, Florida.

FOLIO #: 5042-12-02-0260

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, wither in law or equity, for the use, benefit and profit of the said grantee forever.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
the presence of:

Witness #1 Signature

Witness #1 Printed Name

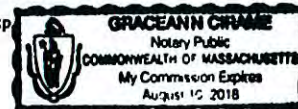
Witness #2 Signature

Witness #2 Printed Name

STATE OF Mass
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 31 day of July, 2012, by Joseph F. Fallon, who is personally known to me or who produced _____ as identification.

Notary Public
My Commission No./Exp



December 17,2014

Andrew Cuba

City of Fort Lauderdale
Manager of Marine Facilities
2 South River Drive
Fort Lauderdale, Florida
33301

Reference: approved boat lift relocation at 505 Idlewyld
Applicant: **Joseph and Susan Fallon**

The City Commission approved (June 3, 2014) the boat dock and boat lift plan as submitted for 505 Idlewyld

Resolution no: 14-88

Marina Board approval issued March 20,2014

All other County State and Federal permits have been issued

Broward County (issued for the State of Florida as well); License DF12-1148
US Army Corps of Engineers Permit: SAJ-2012-03075 (GP-JMC)

In issuing the permits both agencies requested that the boat lift be moved out from the approved 27'.4" to 36'.5"; a distance of only 9'.1"

This is the only change from the approved plans previously submitted

This is to establish a deeper water level in order to lessen any impact on the bottom habitat

Please note:

1. the boat lift remains fully within the approved dock footprint
- 2.The use is the same as approved
3. There is no impact on navigation
4. The setbacks remain the same

The applicant is requesting only this minor change as described in the plans submitted with this application

J.f. Blitstein, PhD
authorized representative

--



J. Frederic Blitstein PhD
285 Sevilla Ave. Coral Gables, Florida, 33134
Office: 305 361 9062; Cell: 305 785 4919; Fax 305 444 0181
e-mail: jfb4244@gmail.com

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ITEM VI

MEMORANDUM MF NO. 14-08

DATE: March 20, 2014

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Manager of Marine Facilities

RE: April 3, 2014 MAB – Application - Dock Waiver of Distance Limitations – Joseph and Susan Fallon, 505 Idlewyld Drive

Attached for your review is an application from Joseph and Susan Fallon, 505 Idlewyld Drive (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting a waiver to construct a 65' long by 8' wide floating concrete dock, access walkway/ramp, boatlift, and 2 mooring pilings extending a maximum of 68.5' from the property line into the New River Sound. The distances that these structures extend from the property line into the Intracoastal Waterway (New River Sound) are shown in the survey in **Exhibit 1** and summarized in Table 1:

TABLE 1

STRUCTURES REQUIRING WAIVER	MAXIMUM SURVEYED DISTANCE OF STRUCTURES	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
Concrete Floating Dock	46'	25'	21'
Boat Lift	28'	25'	3'
2 Mooring Pilings	68.5'	25'	43.5'
Access Walkway/Ramp	46'	25'	21'

The City's Unified Land and Development Regulations (UDLR), Sections 47-19.3.C and D limits the maximum distance of the dock, boat lift, access walkway and mooring pilings at this location to 25'. Section 47.19.3.E authorizes the City Commission to waive that limitation based on a finding of extraordinary circumstances.

The applicant's narrative summary indicates shallow water depths insufficient for dockage purposes and sea grass avoidance necessitate mooring structures extending beyond Code.

PROPERTY LOCATION AND ZONING

The property is located within the Idlewyld Isles RS-8 Residential Low Density Zoning District. It is situated on the western shore of the Intracoastal Waterway where the overall width of the New River Sound is identified as approximately +/-420'.

WATERWAY DEPTH AND TIDAL CONDITIONS

The Idlewyld Drive waterfront has a history of dock waivers due to shallow water depths and extensive silting, as illustrated in Table 2.

DOCK PLAN AND BOATING SAFETY

Marine Facilities' records reflect that there have been fifteen (15) waivers of docking distance limitations approved by the City Commission since 1986 with the most recent at 721 Idlewyld approved by the City Commission at their meeting of February 4, 2014. A comparison of these follows:

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
1986	801 Idlewyld Drive	54.00'
1994	407 Idlewyld Drive	63.75'
1995	517 Idlewyld Drive	42.00'
2000	629 Idlewyld Drive	50.70'
2001	606 Idlewyld Drive	55.80'
2005	413 Idlewyld Drive	81.45'
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2009	709 Idlewyld Drive	53.20'
2011	815 Idlewyld Drive	42.70'
2011	417 Idlewyld Drive	78.00'
2013	801 Idlewyld Drive	38.10'
2014	721 Idlewyld Drive	61.50'

RECOMMENDATIONS

Should the Marine Advisory Board consider approval of the application, the resolution under consideration for approval by the City Commission should include at least the following as prescribed in the ULDR and City Code of Ordinances:

1. The applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and permitting requirements including the Broward County Environmental Protection and Growth Management Department and the U.S. Army Corps of Engineers.
2. As a general condition of approval and in order to review for final consistency with construction of facilities in accord with this application and City building permits the applicant is required to provide the City's Supervisor of Marine Facilities with copies of "As Built" drawings from a certified and licensed contractor, and verification of receipt of all applicable Federal and State permits.
3. The applicant is required to install and affix reflector tape to the boatlift pilings in accord with Section 47.19.3.E of the Unified Land and Development Regulations (ULDR).

AC
Attachment

cc: Carl Williams, Deputy Director of Parks and Recreation
Jonathan Luscomb, Supervisor of Marine Facilities

RESOLUTION NO. 14-88

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, PURSUANT TO SECTION 47-19.3.E. OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE GRANTING A WAIVER OF THE LIMITATIONS OF SECTIONS 47-19.3.C. & D. TO ALLOW THE APPLICANT, 505 IDLEWYLD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO CONSTRUCT AND MAINTAIN A CONCRETE FLOATING DOCK WITH ACCESS WALKWAY / RAMP, BOATLIFT, TWO (2) MOORING PILINGS AND FINGER PIERS EXTENDING A MAXIMUM OF 68.5 FEET INTO NEW RIVER SOUND FROM APPLICANT'S PLATTED PROPERTY LINE; SAID PROPERTY BEING LOCATED AT 505 IDLEWYLD DRIVE, MORE PARTICULARLY DESCRIBED BELOW; SUBJECT TO CERTAIN TERMS AND CONDITIONS; REPEALING ANY AND ALL PARTS OF RESOLUTIONS IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 505 Idlewyld, LLC, a Florida limited liability company, (hereinafter "Applicant") owns the following described Property located in the City of Fort Lauderdale, Broward County, Florida:

Lots 1 & 2, Block 4, less the West 75 feet. Block 3, IDLEWYLD, according to the plat thereof, recorded in Plat Book 1, Page 19 of the Public Records of Broward County, Florida.

Street Address: 505 Idlewyld Drive
Fort Lauderdale, FL 33301

(hereinafter "Property")

WHEREAS, Applicant is requesting approval to construct and maintain a concrete floating dock with access walkway / ramp, boatlift and associated mooring pilings extending a maximum of 68.5 feet from Applicant's platted property line into the New River Sound; and

WHEREAS, the City's Marine Advisory Board on April 3, 2014 reviewed the application for dock waiver filed by Applicant and voted unanimously to approve this application;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That pursuant to the provisions of ULDR Section 47-19.3.E. of the Code of Ordinances of the City of Fort Lauderdale, the City Commission hereby grants a waiver of the limitations of ULDR Section 47-19.3.C & D., to allow Applicant to construct and maintain a concrete floating dock with access walkway / ramp, boatlift and associated mooring pilings extending a maximum of 68.5 feet from Applicant's platted property line into the New River Sound; and, such distances being more specifically set forth in the Table of Distances set forth below:

TABLE 1

STRUCTURES REQUIRING WAIVER	MAXIMUM SURVEYED DISTANCE OF STRUCTURES	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
Concrete Floating Dock	46'	25'	21'
Boat Lift	28'	25'	3'
2 Mooring Pilings	68.5'	25'	43.5'
Access Walkway/Ramp	46'	25'	21'

SECTION 2. That the above waiver is subject to the following additional conditions to be performed by the Applicant:

1. The Applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and permitting requirements including the Broward County Environmental Protection and Growth Management Department and the U.S. Army Corps of Engineers.
2. As a general condition of approval and in order to review for final consistency with construction of facilities in accord with this application and City building permits the applicant is required to provide the City's Supervisor of Marine Facilities with copies of


"As Built" drawings from a certified and licensed contractor, and verification of receipt of all applicable Federal and State permits.

3. The applicant is required to install and affix reflector tape to the boatlift pilings in accord with Section 47.19.3E of the Unified Land and Development Regulations (ULDR).

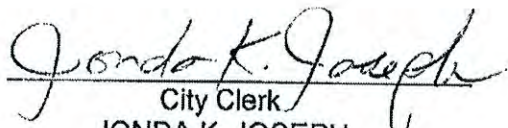
SECTION 3. That all Resolutions or parts of Resolutions in conflict with this Resolution are hereby repealed.

SECTION 4. That this Resolution shall be in full force and effect upon and after its final passage.

ADOPTED this the 3rd day of June, 2014.


Mayor
JOHN P. "JACK" SEILER

ATTEST:


City Clerk
JONDA K. JOSEPH

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IDLE SPEED
NO WAKE

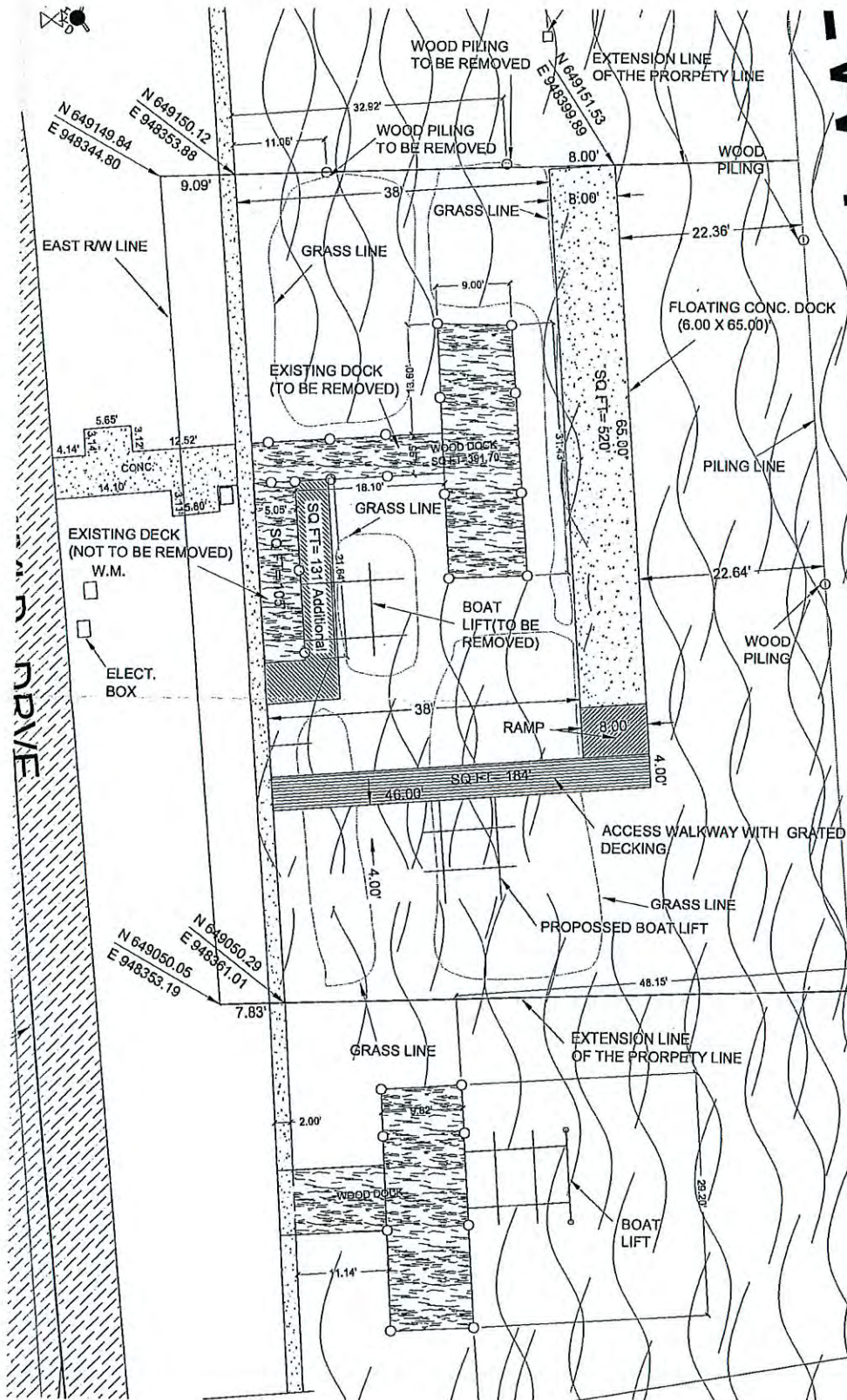








W RIVER SOUND



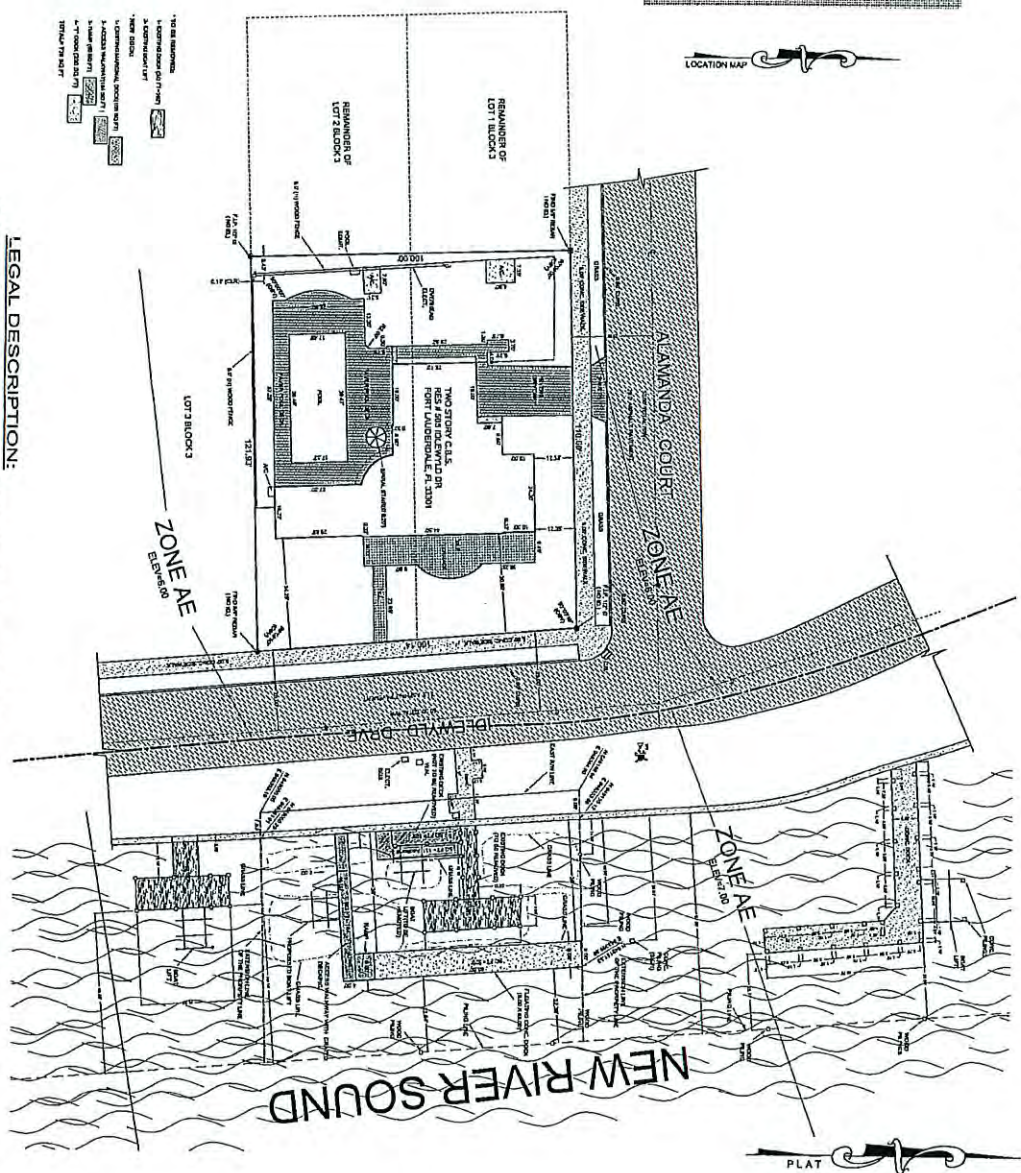
SYMBOL LEGEND:

- 1. SURF PAVEMENT
- 2. TYPICAL DRIVEWAY
- 3. TYPICAL DRIVEWAY
- 4. TYPICAL DRIVEWAY
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- 36. TYPICAL DRIVEWAY
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- 96. TYPICAL DRIVEWAY
- 97. TYPICAL DRIVEWAY
- 98. TYPICAL DRIVEWAY
- 99. TYPICAL DRIVEWAY
- 100. TYPICAL DRIVEWAY

LOCATION MAP (N.T.S.)



BOUNDARY SURVEY

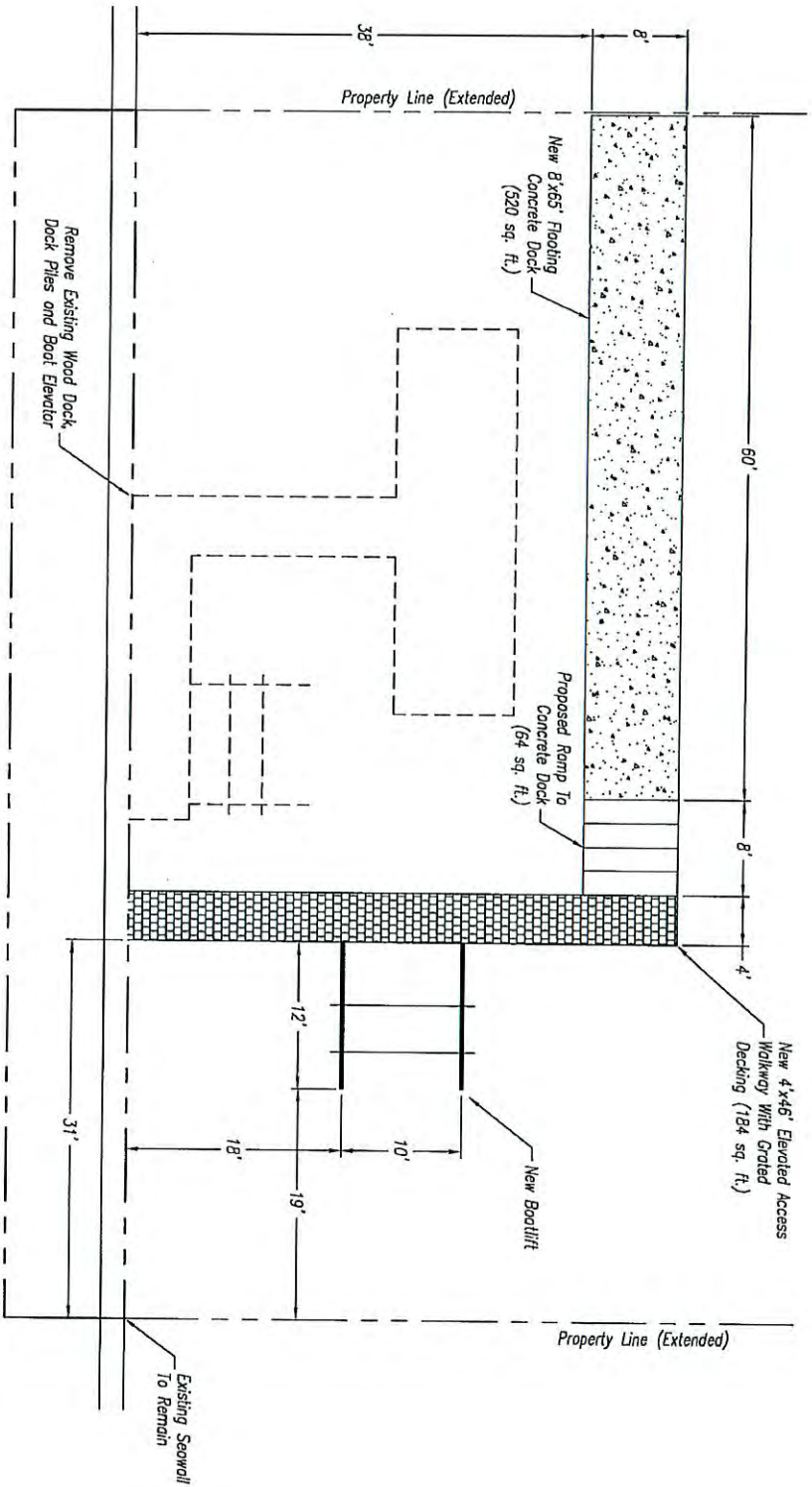


LEGAL DESCRIPTION:

LOT 1 AND 2, LESS THE WEST 75 FEET THEREOF, BLOCK 3 OF "IDELEWYLD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PUBLIC BOOK 10, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. PROPERTY CONTAINS 11,927 SQUARE FEET, MORE OR LESS OR 0.274 ACRES MORE OR LESS.

878 Sq. Ft. new dock

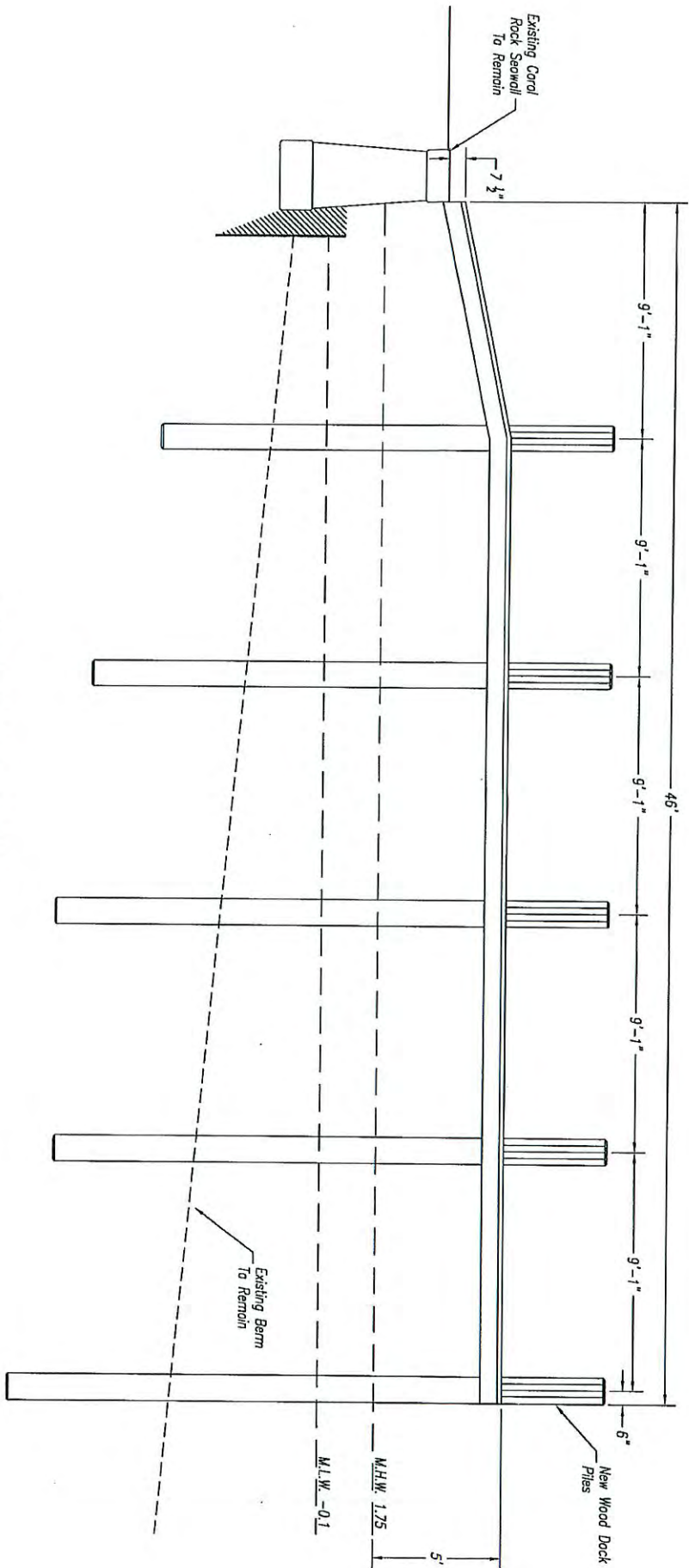
New River Sound



Lot 1 Block 3
IDLEWYLD
 Plat Book 1 Page 19
 Broward County
 Florida

Site Plan
 Existing Conditions
 Scale: 1" = 10'

Dock Replacement	
Joe Follen	
505 Idlewyld Drive	
Fort Lauderdale, Florida 33301	
Dynamic Engineering Solutions, Inc.	
E.G. #2829, License #52723	
Pompano Beach, Florida 33062	
(954) 545-1740	
John H. Gombert-CAM 140605	
Exhibit Sheet 1	
DSN	DRN
WRT	
DATE	10/01/12
PLAT	120
DWG No.	
DSN No.	
DRN No.	
WRT No.	
PLAT No.	



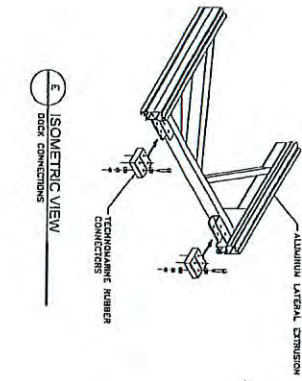
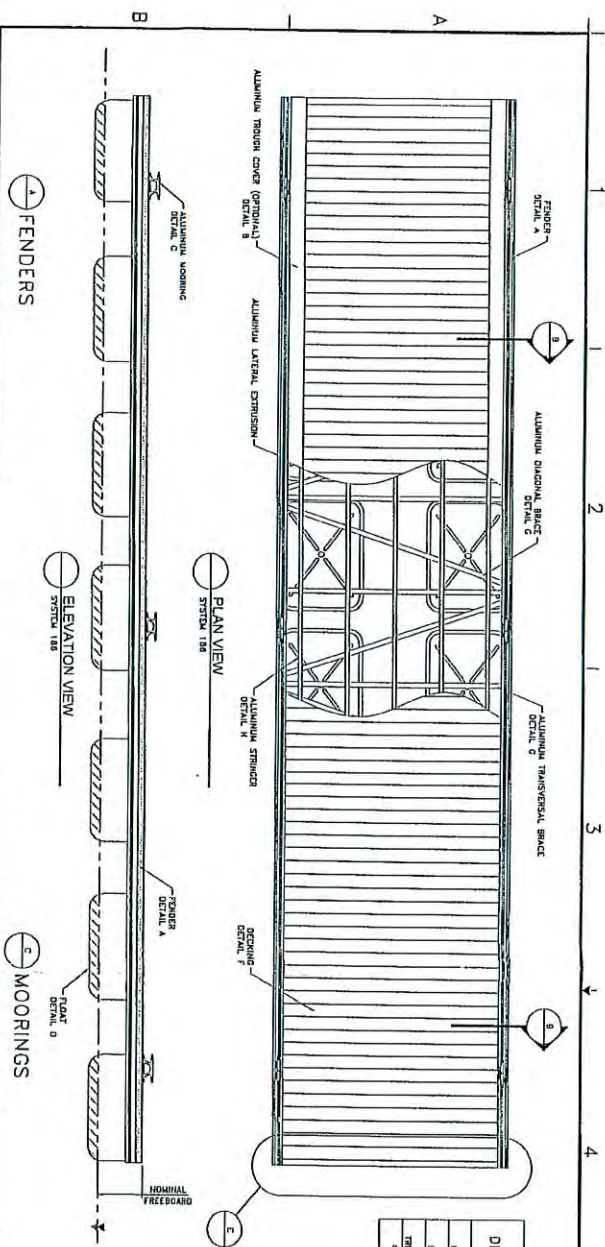
Typical Dock Section
Scale 1/4" = 1'-0"

Dock Replacement		DSR	DM
Joe Fallon		WRT	
505 Idleyrd Drive		DATE	10.01.12
Fort Lauderdale, Florida 33301		PLAT	
Dynamic Engineering Solutions, Inc.		DMC No.	540 Core Dock
505 N. Federal Highway, Suite 212		DIRECTOR	SPV/Dock
Pompano Beach, Florida 33062			
(305) 543-1740			
John H. Omerod, CAM		140065	Sheet 2
Exhibit 1			

DECKING	DIMENSIONS	
	METRIC	IMPERIAL
ALUMINUM	25mm x 135mm	1.00" x 5.31"
COMPOSITE	25mm x 135mm	1.00" x 5.31"
WOOD OR COMPOSITE	25mm x 135mm	1.00" x 5.31"
ALUMINUM	25mm x 305mm	1.00" x 12.00"

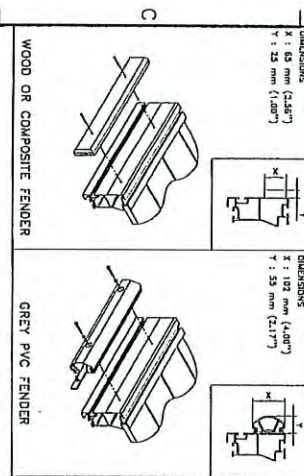
FLOOR FLOORING	DIMENSIONS	
	METRIC	IMPERIAL
STRONG	25mm x 135mm	1.00" x 5.31"
REGULAR	25mm x 135mm	1.00" x 5.31"

STRINGER

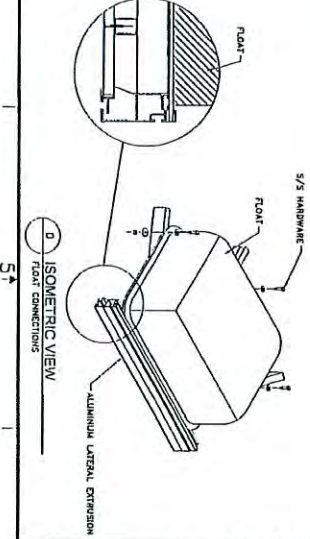
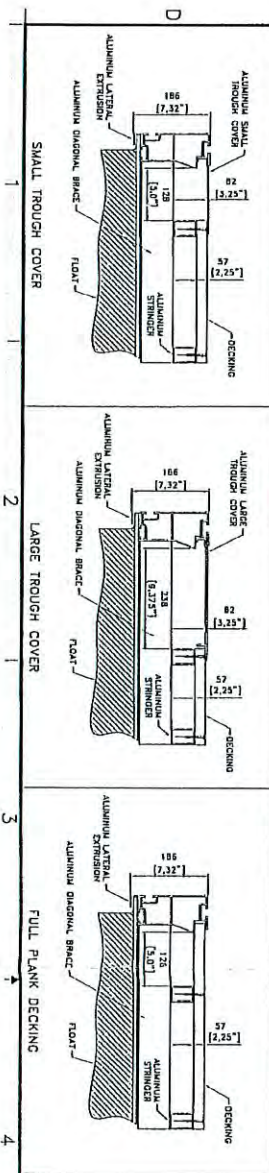


FOR INFORMATION ONLY

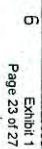
ALUMINUM CLEAT ST-200-12	CAPACITY: 20 kN (4 500 lb)
ALUMINUM CLEAT ST-200-16	CAPACITY: 28 kN (6 300 lb)



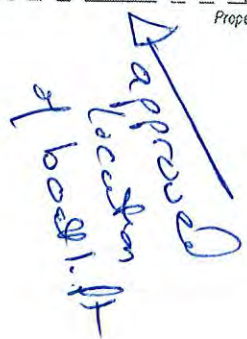
SERVICE TROUGHS



TECHNICAL DRAWING	
Project	Techno Marine
Client	Techno Marine
Scale	1:1
Sheet No.	01
Sheet Total	01
Drawn by	Techno Marine
Checked by	Techno Marine
Approved by	Techno Marine

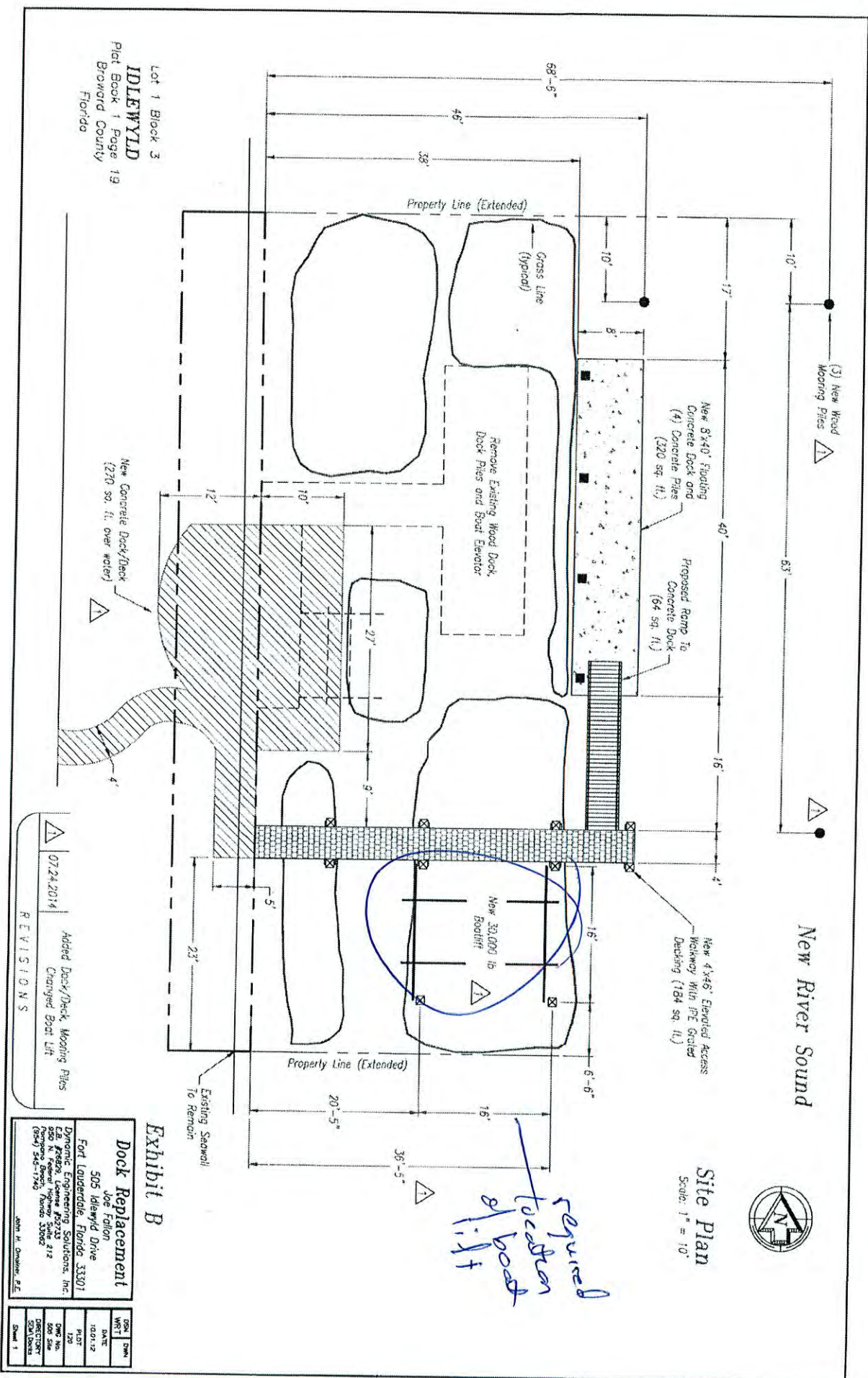


approved



QSA	Drwn
WRT	
DATE	
10.01.12	
PLOT	
120	
DMC NO.	
505 S14	
UNIT/CTRY	
SEAN DOOLEY	
Sheet 1	

B Required location



ITEM VI

MEMORANDUM MF NO. 14-16

DATE: December 17, 2014

TO: Marine Advisory Board

FROM: Andrew Cuba, Manager of Marine Facilities

RE: January 7, 2015 MAB - Dock Waiver of Distance Limitations
-HG Middle River Investments, LLC. c/o Mr. Hal E.Griffith / 824 NE 20th
Avenue

Attached for your review is an application from HG Middle River Investments, LLC c/o Mr. Hal E. Griffith / 824 NE 20th Avenue (see **Exhibit 1**).

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for the construction of an 80'x5' finger pier and the installation of eight (8) triple pile clusters. The distances these structures extend from the property line into the Middle River is shown in the survey in **Exhibit 1** and summarized in **Table 1** below:

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Triple Pile Cluster #1	±49.1'	25'	24.1'
Triple Pile Cluster #2	±79.9'	25'	54.9'
Triple Pile Cluster #3	±97.1'	25'	72.1'
Finger Pier #4	±81.2'	25'	56.2'
Triple Pile Cluster #5	±82.6	25'	57.6'
Triple Pile Cluster #6	±101.2'	25'	76.2'
Triple Pile Cluster #7	±53.1'	25'	28.1'
Triple Pile Cluster #8	±83.5'	25'	58.5'
Triple Pile Cluster #9	±106.3'	25'	81.3'

ULDR Sections 47-19.3 C. & D. limits the maximum distance of finger piers to 25 feet, or 25%, whichever is less, and dolphin/mooring pilings to 25 feet, or 30% of the width of the waterway, whichever is less. Section 47.19.3.E authorizes the City Commission to waive this limitation based upon a finding of extraordinary circumstances. The applicant has specified that the piling clusters are necessary for safely mooring existing vessels, especially during high wind events and severe weather and that there is an extraordinary width of the waterway at this location.

PROPERTY LOCATION AND ZONING

The property is located within the ROA Limited Residential Office Zoning District. It is situated on the Middle River where the width of the waterway to the closest structure or vessel is +/- 210 feet, according to the Summary Description provided in **Exhibit 1**.

DOCK PLAN AND BOATING SAFETY

Marine Facilities records reflect that there have been 14 waivers of docking distance limitations approved by the City Commission since 1983. A comparison of these as shown in **Table 2** including the maximum distances of all mooring structures extending into the New River follows:

TABLE 2

DATE	ADDRESS	MAXIMUM DISTANCE
March 1983	834 N.E. 20 th Avenue	Pilings – 45'
April 1983	714 N.E. 20 th Avenue	Pilings – 45' Piers – 37'
July 1985	808 N.E. 20 th Avenue	Pilings – 48' Piers – 38'
January 1990	840 N.E. 20 th Avenue	Pilings – 48' Pier – 48'
September 1992	738 N.E. 20 th Avenue	Pilings – 75' Pier – 39'
November 2007	810 N.E. 20 th Avenue	Pilings – 68' Piers – 73'
January 2008	852 N.E. 20 th Avenue	Pilings – 86' Pier – 49'
October 2008	714 N.E. 20 th Avenue	Pier – 108'
November 2012	810 N.E. 20 th Avenue	Pilings- 124.4'
May 2013	720 N.E. 20 th Avenue	Pilings-80' Pier-42'
May 2013	816 N.E. 20 th Avenue	Pilings-112.4'
March 2014	704 N.E. 20 th Avenue	Pilings – 125'
October 2014	720 N.E. 20 th Avenue	Pilings-125'
November 2014	726 N.E. 20 th Avenue	Pinings-125'

RECOMMENDATIONS

Should the Marine Advisory Board consider approval of the application, the Resolution under consideration by the City Commission should include at least the following as prescribed in the ULDR and City Code of Ordinances:

1. The applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and permitting requirements including the Broward County Environmental Protection and Growth Management Department, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers.
2. As a general condition of approval and in order to review for final consistency with construction of facilities in accord with this application and City building permits the applicant is required to provide the City's Supervisor of Marine Facilities with copies of "As Built" drawings from a certified and licensed contractor.

AC
Attachment

cc: Carl Williams, Deputy Director of Parks and Recreation
Jon Luscomb, Supervisor of Marine Facilities

EXHIBIT I
APPLICATION FOR WATERWAY WAIVER

**CITY OF FORT LAUDERDALE
MARINE FACILITIES
APPLICATION FOR WATERWAY PERMITS, WAIVERS AND LICENSES**

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, licenses, permits and approvals involving municipal docking facilities or private uses in the waterways as regulated by Section 8 of the City Code of Ordinances or Section 47-19.3 of the City's Urban Land Development Regulations, shall be preceded by the execution and filing of the following application form available at the Office of the Supervisor of Marine Facilities. The completed application must be presented with the applicable processing fee paid before the agreement is prepared or the application processed for formal consideration (see City of Fort Lauderdale Code Section 2-157). If legal publication is necessary, the applicant agrees to pay the cost of such publication in addition to the application fee.

APPLICATION FORM
(Must be in Typewritten Form Only)

1. LEGAL NAME OF APPLICANT - (If corporation, name and titles of officers as well as exact name of corporation. If individuals doing business under a fictitious name, correct names of individuals, not fictitious names, must be used. If individuals owning the property as a private residence, the name of each individual as listed on the recorded warranty deed):

NAME: HG MIDDLE RIVER INVESTMENTS, LLC. c/o Mr. Hal E. Griffith

TELEPHONE NO: 206-396-8097 (home) (business) FAX NO.

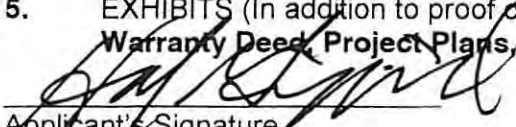
2. APPLICANT'S ADDRESS (if different than the site address): 1887 W State Road 84, Fort Lauderdale Florida 33315
3. TYPE OF AGREEMENT AND DESCRIPTION OF REQUEST: The applicant requests a waiver for the proposed construction of eight (8) triple pile clusters and a finger pier beyond 25 feet from the property line.

SITE ADDRESS: 824 NE 20th Avenue, Fort Lauderdale Florida 33304

4. ZONING: ROA

LEGAL DESCRIPTION: GATEWAY PARK 25-43 B LOT 18

5. EXHIBITS (In addition to proof of ownership, list all exhibits provided in support of the applications).
Warranty Deed, Project Plans, Site Photographs, Survey, Aerial Exhibit

Applicant's Signature 

Date 12/8/14

The sum of \$ was paid by the above-named applicant on the of , 2014 Received by:

City of Fort Lauderdale

=====For Official City Use Only=====

Marine Advisory Board Action

Formal Action taken on

Commission Action

Formal Action taken on

Recommendation
Action

EXHIBIT II
TABLE OF CONTENTS

TABLE OF CONTENTS

	PAGE
WARRANTY DEED	1
PROJECT PLANS	2
ZONING AERIAL	3
SUMMARY DESCRIPTION	4
SITE PHOTOGRAPHS	5
ORIGINAL SURVEY	6
DISTANCE EXHIBIT	7

**EXHIBIT III
WARRANTY DEED**

Prepared by:

RAYMOND J. POSGAY, ESQ.
1217 EAST BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

Parcel ID Number: 5042-01-20-0160

Warranty Deed

This Indenture, Made this 5th day of December, 2013 A.D., Between Robert Terrance Reilly, a single man

of the County of Broward, State of Florida, grantor, and
HG MIDDLE RIVER INVESTMENTS, LLC, a Florida limited liability company

whose address is: 1301 Alaskan Way, Seattle, WA 98101

of the County of King, State of Washington, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida to wit:

Lot 18, GATEWAY PARK, according to the plat thereof recorded in Plat Book 25, Page 43, of the Public Records of Broward, County, Florida.

Subject to restrictions, reservations and easements of record, if any, however reference thereto shall not cause same to be reimposed, and taxes subsequent to 2013

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

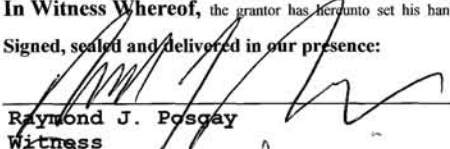
Laser Generated by © Display Systems, Inc., 2013 (063) 763-5555 Form FLWD-2

Warranty Deed - Page 2


Parcel ID Number: 5042-01-20-0160

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

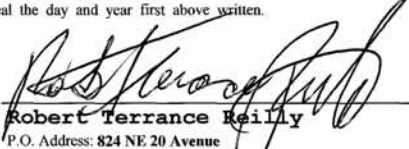
Signed, sealed and delivered in our presence:


Raymond J. Posgay

Witness


Pamela Swaim

Witness


Robert Terrance Reilly


(Seal)

P.O. Address: 824 NE 20 Avenue
Ft. Lauderdale, FL 33304-3036

STATE OF Florida
COUNTY OF _____

The foregoing instrument was acknowledged before me this 5th day of December, 2013 by
Robert Terrance Reilly, a single man

who are personally known to me.


Raymond J. Posgay

Notary Public

My Commission Expires: 01/24/17

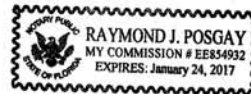


EXHIBIT IV
SUMMARY DESCRIPTION

Summary Description
824 NE 20th Avenue
TCG Project No. 14-0031

The project site is located along the Middle River at 824 NE 20th Avenue, in Section 01, Township 50, Range 42, in the City of Ft. Lauderdale, Broward County, Florida

The property is located along the Middle River, which are tidal waters. The nearest direct connection to the Atlantic Ocean is 2.8 miles to the south at Port Everglades. As the project site is located along the Middle River, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

The proposed project consists of the construction of an 80'x5' finger pier and the installation of eight (8) triple pile clusters into the Middle River. As measured from the property line, the proposed triple pile clusters and proposed finger pier encroach more than 25' from the property line into the Middle River. As these distances are over the allowable 25' distance into the waterway from the property line, the proposed finger pier and triple pile clusters will require a variance waiver.

The proposed finger pier and triple pile clusters have been tentatively approved by the Broward County Environmental Protection & Growth Management Department, Florida Department of Environmental Protection, and US Army Corps of Engineers.

The following four (4) matters provide justification for this waiver request:

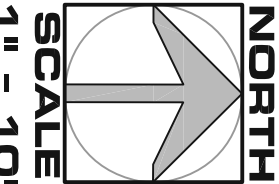
1. All boat slips and structures will not exceed 30% of the width of the waterway.
2. Due to the extraordinary width of the waterway at this location to the closest structure or vessel ($\pm 210'$), the proposed project will not impede navigation within the Middle River.
3. The additional piles are necessary for safely mooring existing vessels, especially during high wind events and severe weather.
4. The proposed structures are consistent with the adjacent waivers and do not exceed the neighbor's current waiver of 112.4'.

If this waiver is approved, the applicant will comply with all necessary construction requirements stated in Section 47-19.3 (C)(D)(E).

PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Triple Pile Cluster #1	±49.1'	25'	24.1'
Triple Pile Cluster #2	±79.9'	25'	54.9'
Triple Pile Cluster #3	±97.1'	25'	72.1'
Finger Pier #4	±81.2'	25'	56.2'
Triple Pile Cluster #5	±82.6	25'	57.6'
Triple Pile Cluster #6	±101.2'	25'	76.2'
Triple Pile Cluster #7	±53.1'	25'	28.1'
Triple Pile Cluster #8	±83.5'	25'	58.5'
Triple Pile Cluster #9	±106.3'	25'	81.3'

EXHIBIT V
PROJECT PLANS

APPROXIMATE RIPARIAN RIGHTS LINE



PROPERTY
LINE

66.26'
S.05°05'01''W.

FN&D, #3635
0.5'N, 1.0'W

SEAWALL, 0.3'E
5.4'

CAP
WALL
ER

APPROXIMATE RIPARIAN RIGHTS LINE

(3) WOOD PILINGS
(TYPICAL)

2.3'

MIDDLE RIVER

APPROXIMATE
30% OF
WATERWAY

LEGEND

 EXISTING 3.0' SEAWALL CAP
(#66 LINEAR FT.)

 NEIGHBOR'S EXISTING TRIPLE-PILE
CLUSTERS (TYP.)

NOTE:
1. SURVEY INFORMATION PROVIDED BY ATLANTIC
COAST SURVEYING, INC.
2. M.H.W. = 1.8' NGVD M.L.W. = -0.6 NGVD

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THE

Chappell

INC.

GROUP

714 East McNabb Road
Pompano Beach, Florida 33060
Tel. 954.782.1908
Fax. 954.782.1108

www.thechappellgroup.com

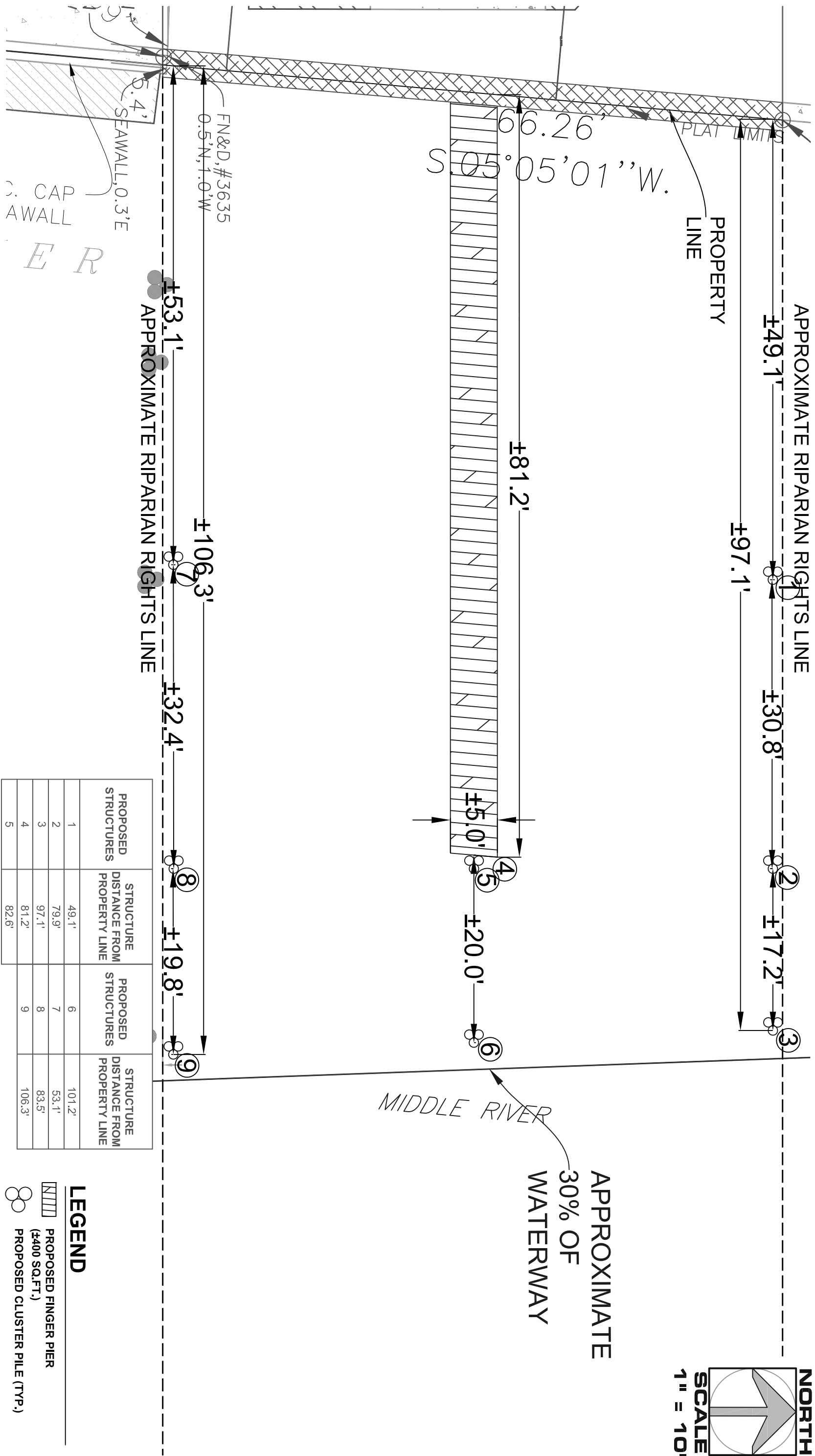
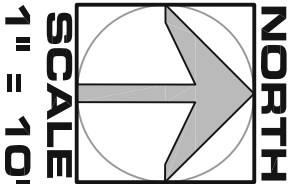
- *Environmental Consultants*
- *Marina & Wetland Permitting*
- *Mitigation Design & Monitoring*
- *TSE Species Surveys*
- *Phase I ESAs*

824 NE 20TH AVENUE

PREPARED FOR:
LOVELL MARINE INC.

EXISTING CONDITIONS

Date: 12/4/2014	Sheet: 1	of: 3
Proj No.: 14-0031		



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THE

Chappell

GROUP INC.

714 East McNabb Road
Pompano Beach, Florida 33060
tel. 954.782.1908
fax. 954.782.1108

www.thechappellgroup.com

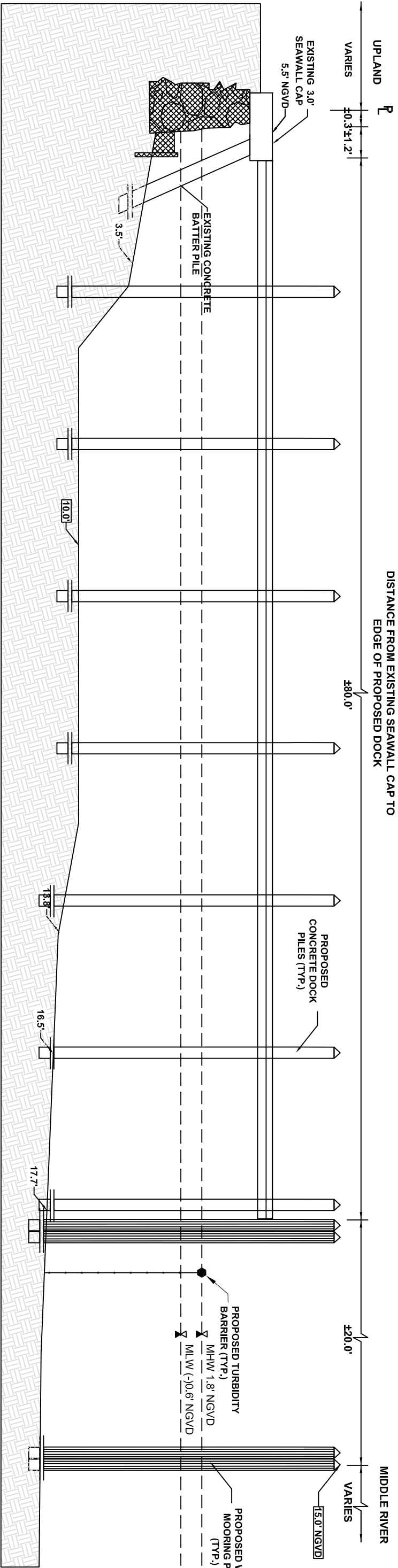
- Environmental Consultants
- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- TSE Species Surveys
- Phase I ESAs

824 NE 20TH AVENUE

PREPARED FOR:

LOVELL MARINE INC.

PROPOSED CONDITIONS		
Date:	Sheet:	of:
12/4/2014	2	3
Proj No.:		
14-0031		



PROPOSED CONDITIONS SECTION

N.T.S.

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- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- TSE Species Surveys
- Phase I ESAs

824 NE 20TH AVENUE

PREPARED FOR:

LOVELL MARINE INC

SECTIONS

Date: 12/4/2014	Sheet: 3	of: 3
Proj No.: 14-0031		

**EXHIBIT VI
SITE PHOTOGRAPHS**



1. Northern corner of the subject site, facing south.



2. Southern corner of the subject site, facing north.

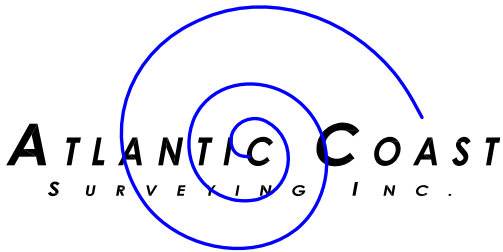


3. Southern corner of the subject site, facing east. Note neighbors existing mooring piles



4. Aerial view from the south, facing north.

**EXHIBIT VII
ORIGINAL SURVEY**



REPORT FOR BOUNDARY SURVEY

SHEET 1 OF 2

LEGAL DESCRIPTION

LOT 18, OF "GATEWAY PARK", ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 25, PAGE 43, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

HAL E. GRIFFITH AND JOAN I. GRIFFITH, THEIR SUCCESSORS AND/OR ASSIGNS
MOMBACH, BOYLE, HARDIN & SIMMONS, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

PROPERTY ADDRESS
824 NE 20TH AVENUE
FORT LAUDERDALE, FL 33304

BOUNDARY SURVEY
INVOICE # 37004
SURVEY DATE 11/07/13

FLOOD ZONE AE-7.0
MAP DATE 10/02/97
MAP NUMBER 1205105 0217F

LEGEND

- ☐ CABLE JUNCTION BOX
- ▨ CATCH BASIN
- CLEAN OUT
- ⊠ CONTROL VALVE
- ⊞ ELECTRIC SERVICE
- ⊕ FIRE HYDRANT

☐ FP&L PAD

→ GUY ANCHOR

⊙ MANHOLE

⊞ POOL EQUIPMENT

⊕ POWER/LIGHT POLE

⊕ SPRINKLER SYSTEM

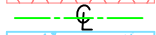
⊕ WATER METER

⊕ WATER VALVE

⊕ WELL



BRICK PAVERS



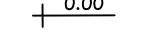
CENTERLINE



CONCRETE/CHAT



CONCRETE WALL



ELEVATION



METAL FENCE



OVERHEAD WIRES



WOOD DECK/DOCK



WOOD FENCE

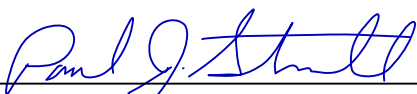
SURVEYOR'S NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

See map of boundary survey, lands described as LOT 18.
The survey map and report or the copies thereof, are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties. The map and report are not full and complete without the other.

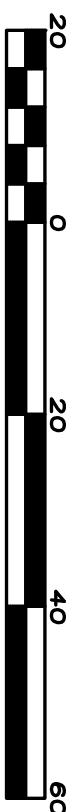
ABBREVIATIONS

BC	BUILDING CORNER
BW	BACK OF WALK
C	CALCULATED
M	MEASURED
N.T.S.	NOT TO SCALE
OP	OPEN PORCH
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
E/F	END OF FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE CORNER
F/L	FENCE LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FP&L	FLORIDA POWER AND LIGHT
R	RECORD
RAD	RADIAL
SN&D	SET NAIL & DISC # 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP # 5495



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PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
OFFICE: 954.587.2100 FAX: 954.587.5418

SHEET 2 OF 2



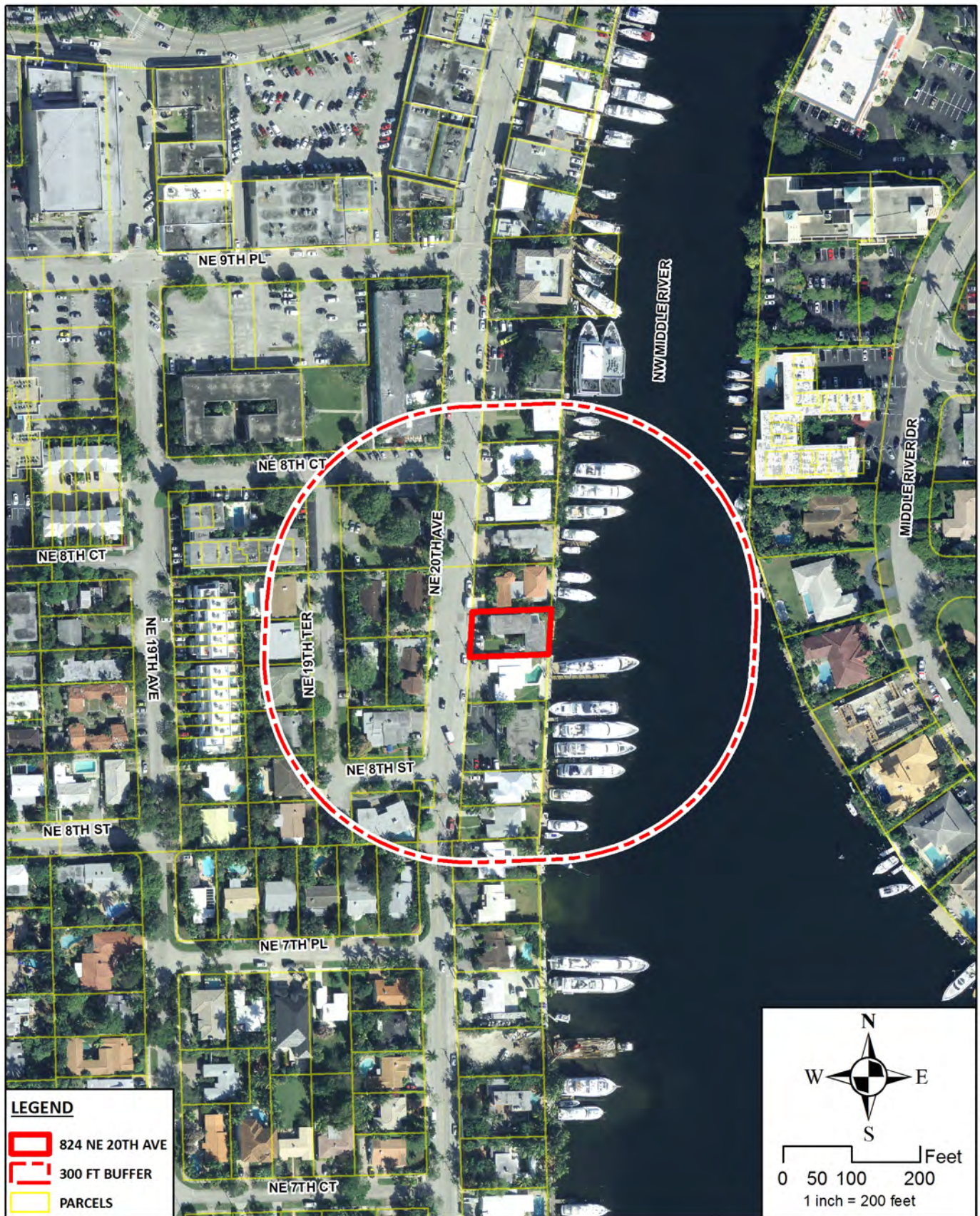
Scale 1" = 20'



ATLANTIC COAST
SURVEYING INC.

See report of boundary survey, lands described as LOT 18. The survey map and report or the copies thereof, are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties. The map and report are not full and complete without the other.

**EXHIBIT VIII
ZONING AERIAL**



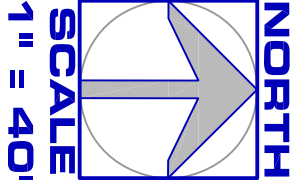
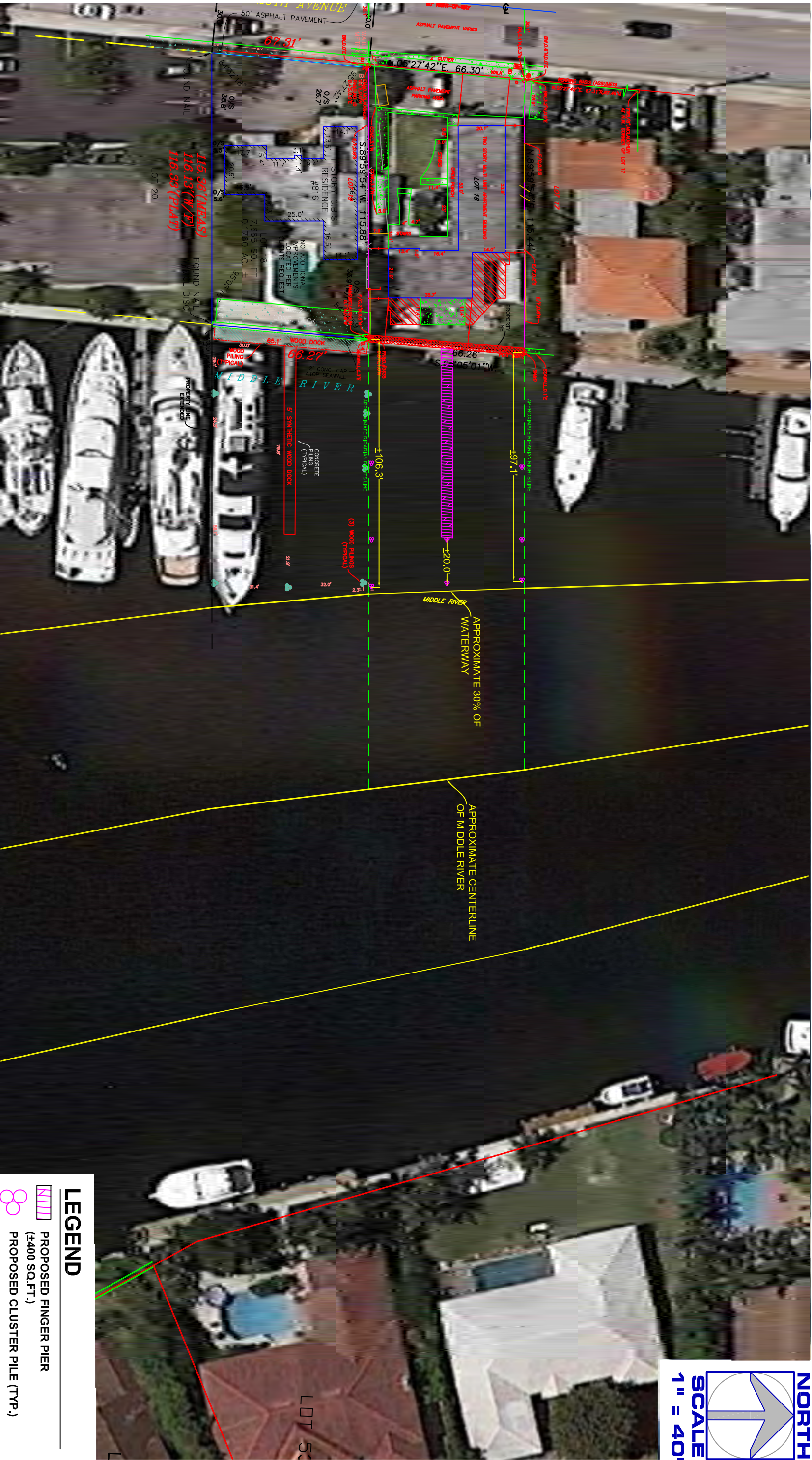
CITY OF FORT LAUDERDALE

824 NE 20TH AVE

GIS
Fort Lauderdale

Date: 12/15/2014

EXHIBIT IX
DISTANCE EXHIBIT



LEGEND

- PROPOSED FINGER PIER
(±400 SQ.FT.)
- PROPOSED CLUSTER PILE (TYP.)

DISTANCE EXHIBIT

Date:	Sheet:	of:
12/4/2014	1	1
Proj No.:	14-0031	

824 NE 20TH AVENUE
PREPARED FOR:
LOVELL MARINE INC.

- Environmental Consultants
- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- TSE Species Surveys
- Phase I ESAs

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